



DOLLAR GENERAL | ABSOLUTE NNN LEASE

ENTER CAPTION HERE

104 HALL ST, GARFIELD, GA 30425

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BENJAMIN SCHULTZ
SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

BENJAMIN SCHULTZ

SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,100,000
Current NOI:	\$83,604.00
Initial Cap Rate:	7.60%
Land Acreage:	+/- 1.10
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$120.88
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.60%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Garfield, Georgia. The property is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. There are 11 years remaining on the primary term and Four (5 Year) Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store completed construction & successfully opened for business in July 2019.

This Dollar General is highly visible as it is strategically positioned at the corner of Georgia Hwy 23 and Hall St. The 10 mile population from the site is 6,955 and the 3 mile average household income is \$62,437 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a brand new Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 7.60% cap rate based on NOI of \$83,604.



PRICE \$1,100,000



CAP RATE 7.60%



LEASE TYPE Absolute NNN



TERM REMAINING 11 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease**
- Zero Landlord Responsibilities
- **Corner Location**
- **Limited Competition Area**
- 11 Years Remaining on Primary Term
- Five (5 Year) Options | 10% Increases at Each
- Three Mile Household Income \$62,437
- Ten Mile Population 6,955 & Growing
- Investment Grade Dollar Store
- **Corporate Guaranty | Dollar General Corporation**

ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 

FINANCIAL SUMMARY

INCOME	ABSOLUTE NNN DOLLAR GENERAL	PER SF
Rent	\$83,604.00	\$9.19
Gross Income	\$83,604.00	\$9.19
EXPENSE	ABSOLUTE NNN DOLLAR GENERAL	PER SF
Expense	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$83,604.00	\$9.19

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.10 Acres
Building Size:	9,100 SF
Traffic Count:	1,340
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction Warranties
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$83,604.00
Rent PSF:	\$9.19
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/1/2019
Lease Expiration Date:	7/31/2034
Lease Term Remaining:	11 Years
Rent Bumps:	10% At Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

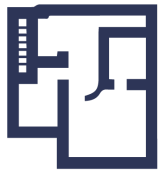


S&P:
BBB

ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR	
Dollar General	9,100	7/1/2019	7/31/2034	\$83,604	100.0	\$9.19	
				Option 1		\$91,964	\$10.10
				Option 2		\$101,160	\$11.11
				Option 3		\$111,276	\$12.22
				Option 4		\$122,404	\$13.45
Totals/Averages	9,100			\$83,604		\$9.19	



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$83,604



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.19



NUMBER OF TENANTS
1



ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,000+ STORES ACROSS 48 STATES

ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 



ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 

 FORTIS NET LEASE™



ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425



ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 

PROXIMITY TO LOCAL ATTRACTIONS



58 Miles
Augusta Regional
Airport



85 Miles
Savannah, GA



65 Miles
Augusta, GA

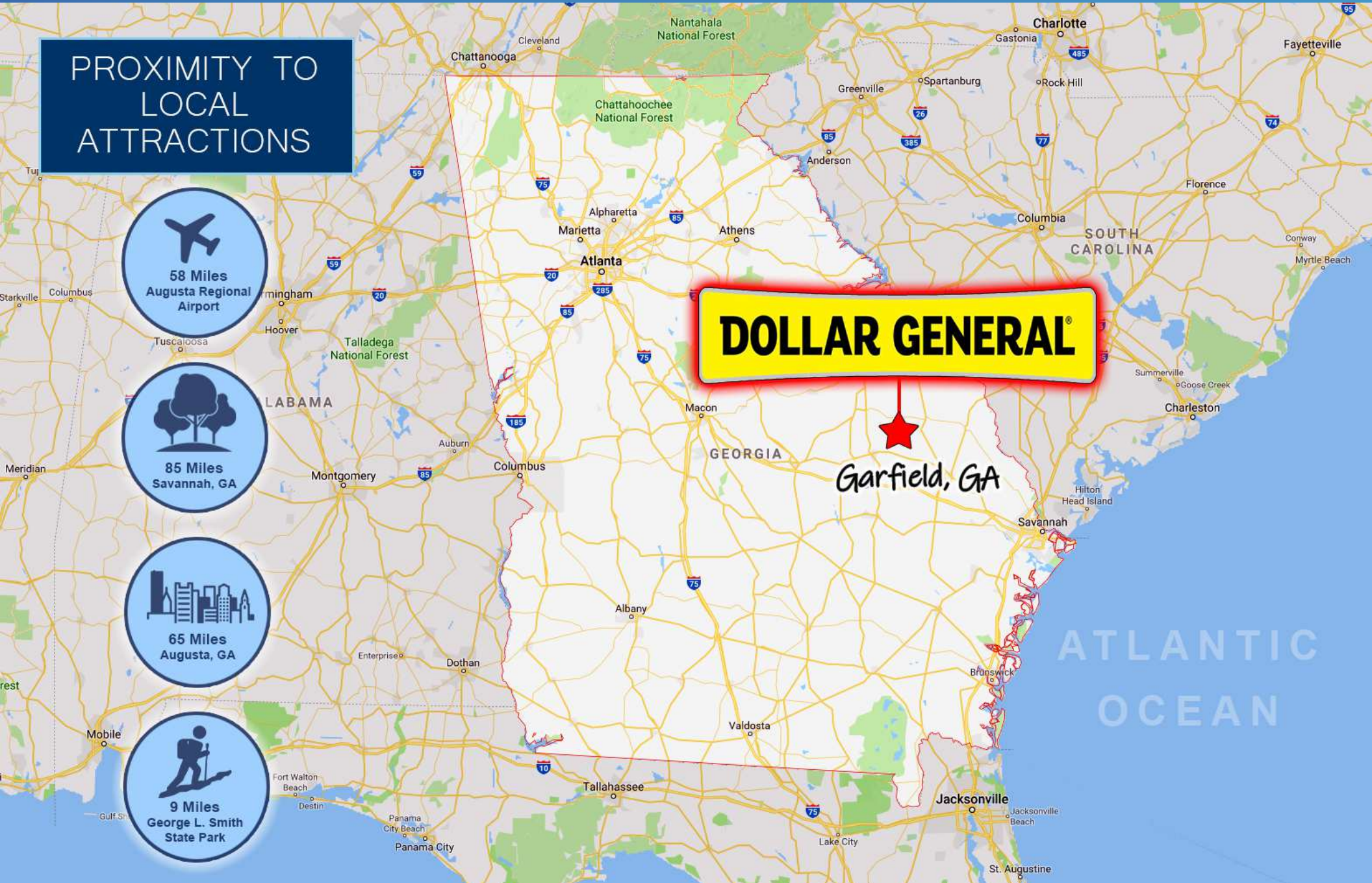


9 Miles
George L. Smith
State Park

DOLLAR GENERAL®

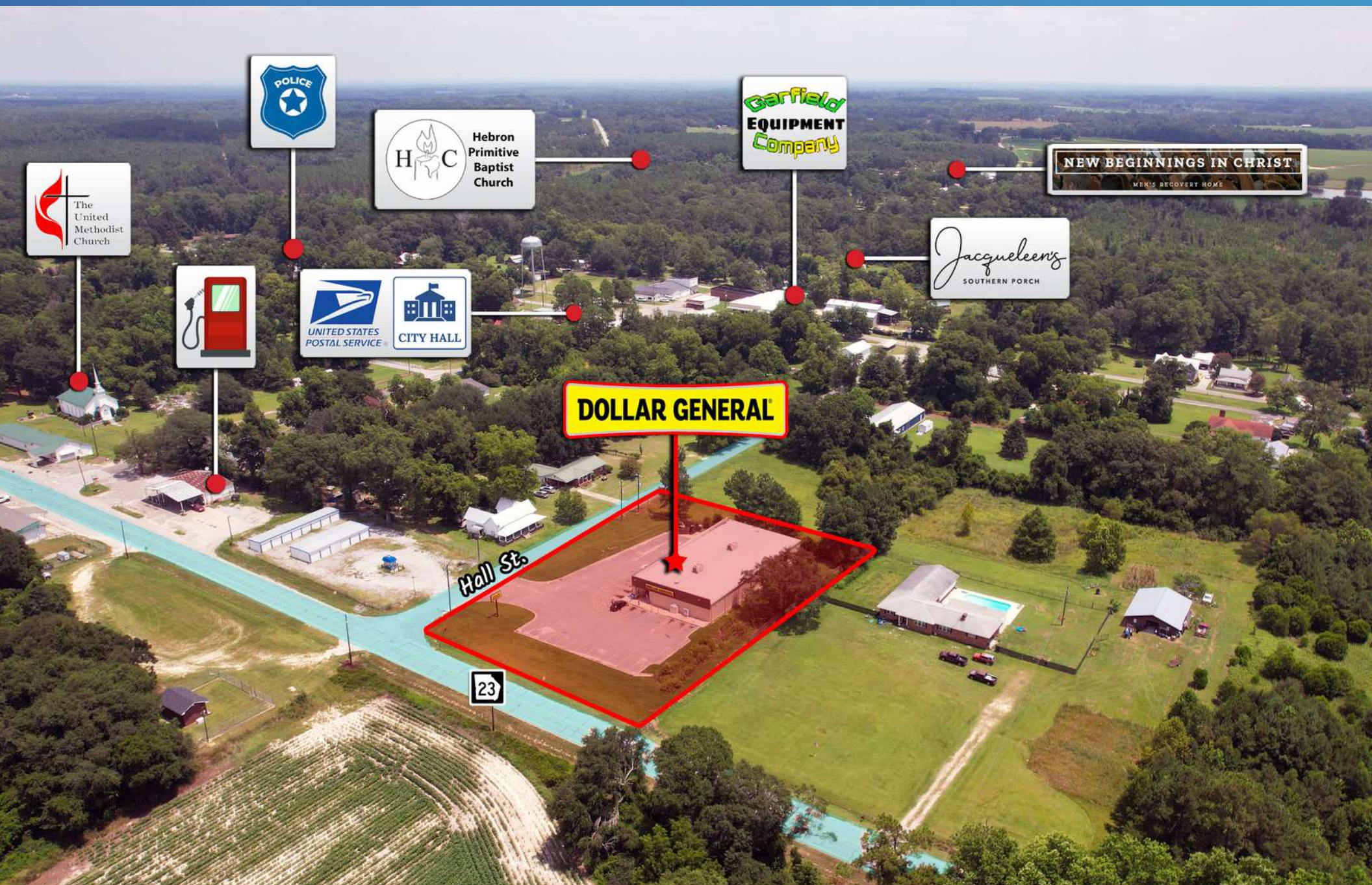


Garfield, GA



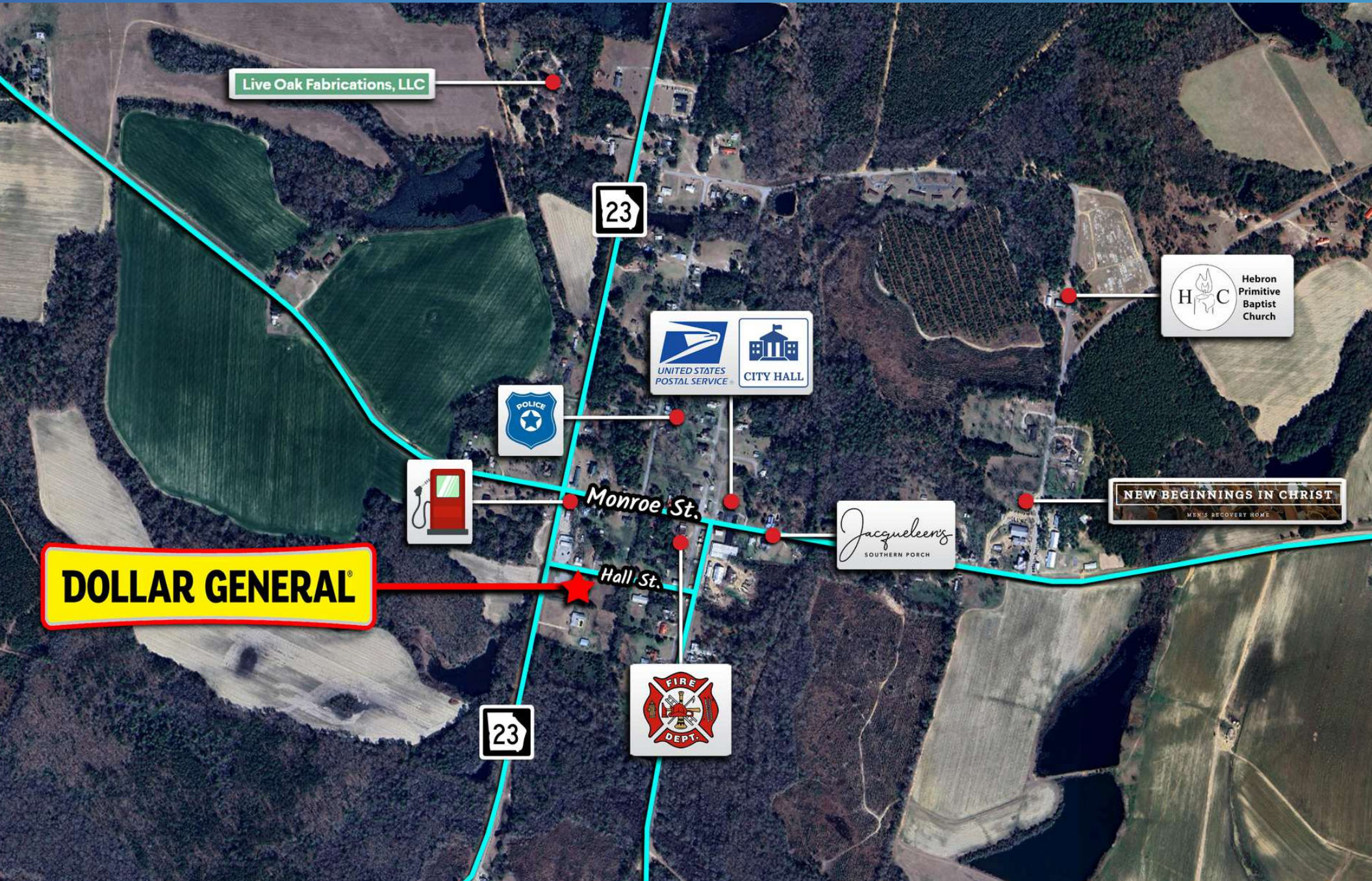
ABSOLUTE NNN DOLLAR GENERAL

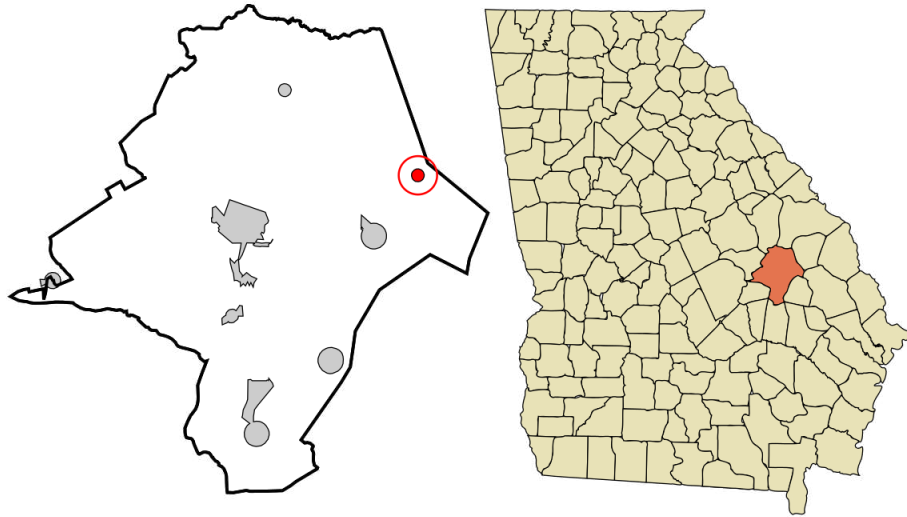
104 HALL ST, GARFIELD, GA 30425 



ABSOLUTE NNN DOLLAR GENERAL

104 HALL ST, GARFIELD, GA 30425 





POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	495	1,214	6,955
Total Population 2028	495	1,221	7,039
Median Age	39.4	40.0	39.9
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	184	460	2,464
Average HH Income	\$62,437	\$55,197	\$49,932
Median House Value	\$73,499	\$72,509	\$73,604
Consumer Spending	\$5.3 M	\$12.4 M	\$63.8 M

Garfield, Georgia, is a small, tranquil town nestled in Emanuel County in the southeastern part of the state. Characterized by its rural charm and close-knit community, Garfield offers a glimpse into the serene, slower-paced lifestyle typical of many small Southern towns. The town is surrounded by sprawling farmlands, forests, and gently rolling hills, providing a picturesque backdrop for its residents.

The local architecture reflects a blend of historical and contemporary influences, with quaint homes, a few historic buildings, and small businesses dotting the landscape. The town's central area, while modest, serves as a hub for community activities and gatherings, fostering a strong sense of camaraderie among locals.

Nature enthusiasts can enjoy the abundant natural beauty in and around Garfield, with opportunities for outdoor activities such as hiking, fishing, and birdwatching. The nearby Ohoopsee River and several creeks add to the scenic beauty and recreational options.

Garfield's community is deeply rooted in tradition, with local events and festivals celebrating the area's agricultural heritage and Southern culture. This quiet town offers a peaceful retreat from the hustle and bustle of larger cities, making it a perfect spot for those seeking a close community and a simpler way of life.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

PRESENTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM